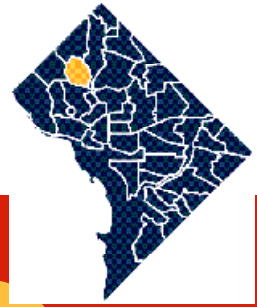
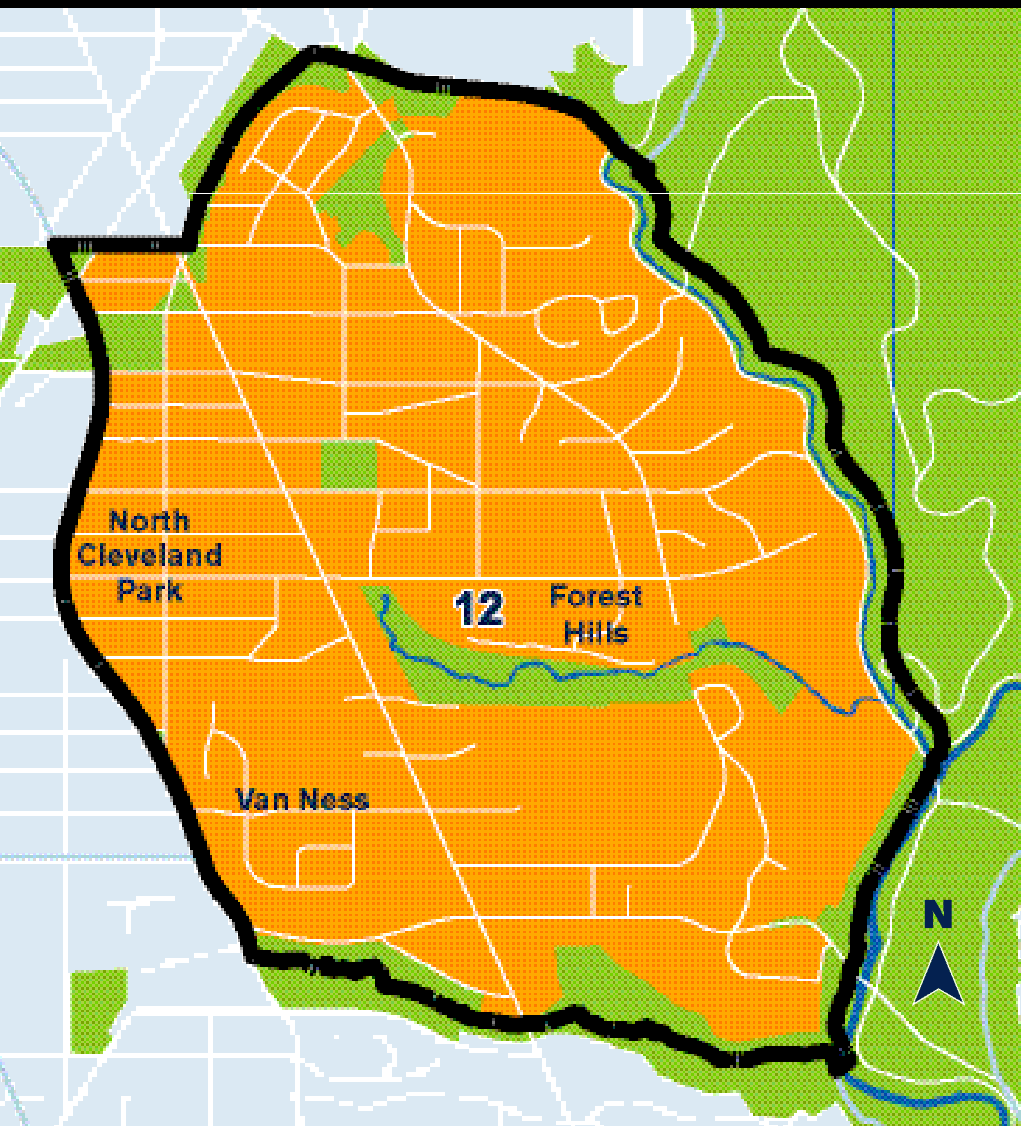


city living, **dc** style!



Neighborhood Cluster

12



Cluster 12 is defined by its attractive tree-lined streets, stable neighborhoods, and proximity to open space. The Cluster is bounded by Rock Creek Park (east), Broad Branch and Broad Branch Road (north), Reno Road (west) and Melvin Hazen Park (south).

 Cluster  Parks  Water



Forest Hills

North Cleveland Park

Van Ness

Neighborhood Cluster **12**

Forest Hills North Cleveland Park Van Ness



Physical Characteristics and Assets

From a historical perspective, the neighborhoods of Cluster 12 developed as the city began expanding along principal routes such as Connecticut Avenue. In 1900, this area was sandwiched between two growing communities: Chevy Chase and Cleveland Park. It would take another 50 years for the area to reach its current level of development. The large apartment buildings along Connecticut Avenue between Albemarle and Ellicott Streets were built during that time. UDC and the Van Ness Metro station both opened their doors for the first time in the 1970s.

The major land use in Cluster 12 is residential. Of the residential land use, 77 percent is low to moderate density and 9 percent is high density, which is the highest percentage of high-density residential land use of the six Clusters in Ward 3. Housing variety ranges from single-family detached homes to large apartment buildings. The main commercial area for the Cluster runs along Connecticut Avenue from Van Ness to Albemarle Streets. The commercial area, which is centered on the Van Ness Metro station, includes a grocery store plus numerous small shops and restaurants.

Key assets and features of Cluster 12 include the following:

- *Neighborhoods that offer sound housing stock and a strong real estate market.*
- *Direct access to Rock Creek Park, which offers a wide variety of recreational opportunities.*
- *Easy access to downtown DC and Montgomery County, Maryland, using Connecticut Avenue and the Van Ness Metro station.*
- *One of the region's best public elementary schools in terms of test scores: Murch School.*
- *The Van Ness commercial area along Connecticut Avenue, which offers a variety of neighborhood-serving businesses.*
- *Proximity and accessibility to UDC, as well as to other universities and institutions, such as Howard University Law School and the Levine School of Music.*
- *The Hillwood Museum, which is the former residence of Marjorie Merriweather Post and features a large collection of French and Russian decorative arts.*



Recent Neighborhood Activity

- *New residential units completed or under construction, including the park on Connecticut Avenue and 3883 Connecticut Avenue.*
- *Completion of new embassies on International Drive.*
- *Space expansion by independent schools in the area.*